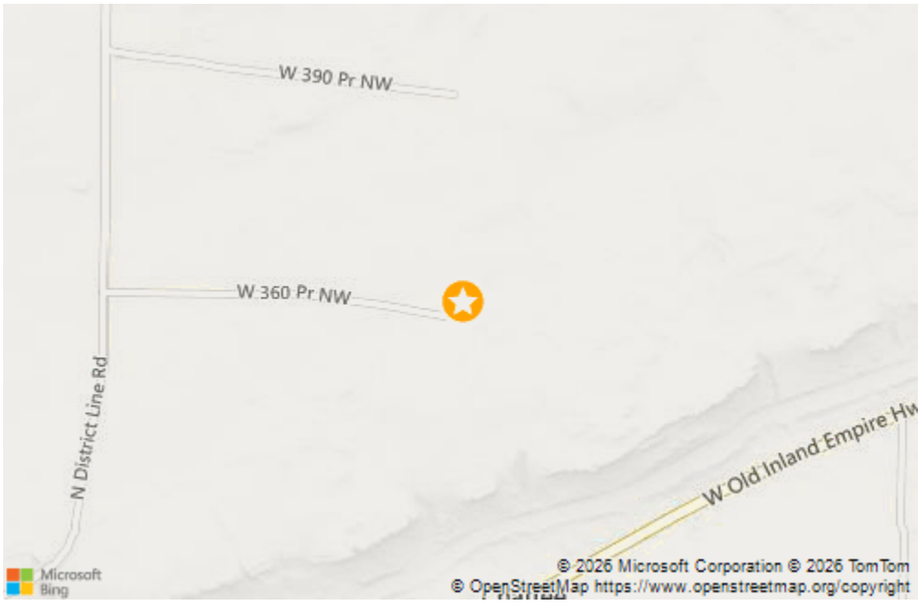
ICE SiteX Report

OrderID: 97523707

SiteX Property Information Report



Subject Property Location

55512 W 360 PR NW, BENTON CITY, WA 99320-6701

County:	**BENTON WA**	Census Tract:	530050119.004038
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	118962012150004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$447,000**	FSD:	38	Common Confidence Score:	18
Value Range:	$277,140 - $616,860	ICE Confidence Score:	62		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1212
Assd Land Value:	$190,000	Market Land Value:	$190,000	Tax Year:	2025
Assd Improvement:	$188,070	Market Improvment Value:	$188,070	Total Taxable Value:	$2,134
Total Assessed Value:	$378,070	Total Assessor Market Value:	$378,070	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Subdivision: SHORT PLAT Sec/Twnship/Range: SEC 18 TWN 09 RNG 26

Abbreviated Description: 2001 GUERDON BAYCREST 27 X 59 SECTION 18 TOWNSHIP 09 RANGE 26 QUARTER NW SURVEY SHORT PLAT # 2150 LOT 4 TOGETHER WITH A NON-E

Property Characteristics

Lot Size:	6.880 AC	Bedrooms:	3	Pool:	
Building Area:	1593 SF	Baths:		Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/18/2026	Sales Price:	N/A
Document #:	2026-006294 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/16/2025	Sales Price:	N/A
Document #:	2025-016230 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/18/2025	Loan Amount:	N/A
Document #:	2025-003269 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:

Lot: 4 Subdivision: SHORT PLAT NO 2150

Prior Transfer

Recording Date:	10/25/2023	Sales Price:	N/A
Document #:	2023-022640 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	12/06/2022	Sales Price:	$256,956
Document #:	2022-037027 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/30/2022	Sales Price:	$381,100
Document #:	2022-036699 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/21/2022		
Document Type:			

Legal Description:

Lot: 4 Subdivision: SHORT PLAT NO 2150 Map Ref: AF 95-2165

Prior Transfer

Recording Date:	12/16/2021	Sales Price:	N/A
Document #:	2021-056606 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/07/2021	Loan Amount:	N/A
Document #:	2021-055096 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:

Lot: 4

Prior Transfer

Recording Date:	08/30/2019	Sales Price:	N/A
Document #:	2019-025712 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/31/2019	Sales Price:	$268,000
Document #:	2019-021741 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/31/2019		
Document Type:			

Legal Description:

Lot: 4 Map Ref: FILE 95-2165

Prior Transfer

Recording Date:	11/30/2015	Sales Price:	$174,000
Document #:	2015-035101 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/30/2015	Sales Price:	N/A
Document #:	2015-035092 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/27/2015		
Document Type:			

Legal Description:

Lot: 4 Subdivision: SHORT PLAT #2150 Map Ref: AF95-2165

Prior Transfer

Recording Date:	01/25/2012	Sales Price:	$115,000
Document #:	2012-002259 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/04/2012	Sales Price:	$30,000
Document #:	2012-000242 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/15/2011	Sales Price:	$174,000
Document #:	2011-035603 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/12/2011		
Document Type:			

Legal Description:

Lot: 4 Subdivision: SHORT PLAT #2150 Map Ref: AF95-2165

Prior Transfer

Recording Date:	09/02/2009	Sales Price:	N/A
Document #:	2009-026735 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/25/2007	Loan Amount:	N/A
Document #:	2007-031717 BK-PG -	Loan Type:	Unknown

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TD Due Date:	08/19/2027	Type Finance:	

Legal Description:
Subdivision: SHORT PLAT #2150

Prior Transfer

Recording Date:	12/28/2005	Sales Price:	N/A
Document #:	2005-044426 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/13/2005	Sales Price:	N/A
Document #:	2005-011582 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/30/2005	Loan Amount:	N/A
Document #:	2005-009804 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	04/01/2035	Type Finance:	

Legal Description:
Lot: 4 Subdivision: SHORT PLAT #2150

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Subdivision: SHORT PLAT Sec/Twnship/Range: SEC 18 TWN 09 RNG 26
Abbreviated Description: 2001 GUERDON BAYCREST 27 X 59 SECTION 18 TOWNSHIP 09 RANGE 26 QUARTER NW SURVEY SHORT PLAT # 2150 LOT 4 TOGETHER WITH A NON-E

No Comparable Sales Found

The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**55512 W 360 PR NW**		$378,070	$378,070	1,593	/3/	2001	7 SF	
.06Mi.	**55604 W 360 PR NW**		$239,600	$239,600				8 SF	
.09Mi.	**55604 W 360 PR NW**		$153,210	$153,210	1,680		1979		
.14Mi.	**56921 W 360 PR NW**		$689,540	$689,540	2,605	/3/	2018	7 SF	
.14Mi.	**55706 W 360 PR NW**		$412,530	$412,530	1,782	/3/	1997	6 SF	
.23Mi.	**56505 W 390 PR NW**		$345,880	$345,880	1,512	/3/	1998	5 SF	
.23Mi.	**55406 W 390 PR NW**		$560,360	$560,360	2,132	5/4/3	1992	20 SF	
.24Mi.	**57922 W 360 PR NW**		$433,400	$433,400	1,566	/3/	2007	7 SF	
.27Mi.	**57407 W 390 PR NW**		$373,430	$373,430	1,404	/3/	2003	5 SF	
.32Mi.	**55806 W 390 PR NW**		$368,620	$368,620	1,232	/3/	2005	5 SF	
.35Mi.	**38131 N DISTRICT LINE RD**		$341,730	$341,730	1,296	/3/	1995	5 SF	
.35Mi.	**57006 W 390 PR NW**		$397,540	$397,540	1,620	/3/	1994	5 SF	
.37Mi.	**38301 N DISTRICT LINE RD**		$211,520	$211,520	1,380	/3/	1976	5 SF	
.43Mi.	**58404 W 390 PR NW**		$486,310	$486,310	1,968	/4/	2008	5 SF	
.46Mi.	**39605 N DISTRICT LINE RD**		$397,140	$397,140	2,376	/4/	1993	5 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	35.8 years old	Households:	4,486
Median Household Income:	$88,796	Households w/Family:	70%
Household Income Per Capita:	$38,688	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Kiona-Benton School District	Students:	1,395
Number of Schools:	3	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.45Mi.	**Kiona-Benton City High School**	C-	Public	9 - 12
Number of Students: 435				
Student-Teacher Ratio: 19.77				
5.80Mi.	**Kiona-Benton City Middle School**	D+	Public	6 - 8
Number of Students: 340				

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Student-Teacher Ratio: 16.92

Flood Report

The Subject Property of **55512 W 360 PR NW, BENTON CITY, WA 99320-6701** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	45%	SIGNIFICANTLY LOWER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	116%	HIGHER
OVERALL	113%	HIGHER

Disaster Alerts

12/9/2025 - Severe Storm,Floods,Mudslides

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